# 7. BUILDING DESIGN: COMMERCIAL AND MIXED-USE RESIDENTIAL

## 7.01 NEIGHBORHOOD CONTEXT

Although Piedmont is primarily a residential community, it has two small commercial/ mixed-use districts. The character and appearance of these districts is an important part of Piedmont's identity, as they include many of the city's gathering places, services, and workplaces. Each district has a unique identity:

The standards and guidelines for Piedmont's commercial and mixed-use districts are not intended to establish or dictate a specific architectural style or theme. Rather, the intent is to ensure that new commercial and mixed-use structures are developed within the context of Piedmont's architectural heritage and the attention that has historically been given to human scale and detail. Designs merely repeated from other cities or reflective of standard plans (e.g., corporate or franchise designs) that do not relate to the site, adjacent development, or Piedmont's architectural history, are strongly discouraged and unlikely to be accepted.

**Civic Center Area:**
The six lots zoned for commercial and mixed-uses fronting Highland Avenue and Highland Way are either surrounded by public rights-of-way or adjacent to public facilities. None are directly adjacent to lots zoned for residential use. Due to lot configurations and orientations to the street and public buildings, their exposures may be viewed from all sides. The context of this district is defined by the existing public and semi-public buildings within the Civic Center area, including City Hall, Piedmont Community Church, the Veterans Building, and Havens School.

**Grand Avenue Commercial District:**
The character of the Grand Avenue commercial district is shaped by Grand Avenue itself, a relatively wide avenue with the highest traffic volumes in the city. Piedmont's Grand Avenue district is effectively the "headwaters" of a longer commercial corridor that extends through Oakland for almost a mile to Lake Merritt. It functions as a transition between more intense commercial uses in Oakland and residential areas of Piedmont. All but one of the thirteen lots within the district share property lines with lots zoned exclusively for single-family residential use. Of these thirteen lots, nine have narrow street frontages, similar in scale to the adjacent lots zoned for single-family residential use. Six of these narrow lots are developed with single-family detached homes. Thus, the context of this district is fundamentally defined by the surrounding residential buildings and the residential form of Piedmont itself.

# 7.02 SITE DEVELOPMENT

## DESIGN OBJECTIVES:

1. Encourage land uses, activities, design changes, circulation changes, and capital improvements which transform the Piedmont Civic Center into a more cohesive pedestrian-oriented gathering place.
   *Ref: General Plan Land Use Element Policy 4.1*
2. Create more distinctive and memorable points of entry into the city to provide a stronger sense of arrival and define city edges.
   *Ref: General Plan Design and Preservation Element Policy 27.4*
3. Within the Grand Avenue Commercial District, Encourage Mixed-use Development that combines ground floor commercial uses with upper story residential uses.
   *Ref: General Plan Land Use Policy 2.2*
4. Buffering and screening should be required between commercial development and adjacent residential properties.
   *Ref: General Plan Land Use Policy 2.5*
5. Recognize commercial uses as gathering places, contributing to pedestrian vitality and safety.
   *Ref: General Plan Land Use Policy 2.6*
6. Consider potential impacts on city and school district properties and facilities.
   *Ref: General Plan Land Use Policy 3.4*
7. Zone D – Commercial/ Mixed-Use Regulations.
   *Ref: Zoning Ordinance Section 17.26*

The following guidelines apply to discretionary design review permit applications. Objective design standards for mixed-use commercial and residential begin on page 7-20.

## 7.02.01 AMENITIES IN THE STREET RIGHT-OF-WAY

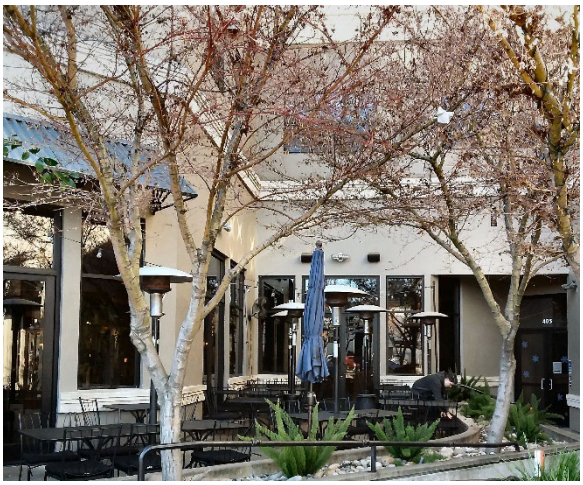
## DESIGN GUIDELINES: NEIGHBORHOOD COMPATIBILITY:

1. Introduce new street trees to match the spacing of existing street trees in front of contiguous neighboring properties. If there are no street trees in front of contiguous neighboring properties, provide new street trees with a minimum spacing of 25 feet.

2. Provide Class 2 bicycle racks for short term use, when feasible.

3. Encourage usable public outdoor spaces with seating in front of commercial storefronts, when feasible.

## DESIGN COMMENTS:



Yes

A. Fixed seating in interior courtyards enhance usable public outdoor space.

Yes

B. Street facing courtyards create flexible public outdoor use.

Yes

C. Low planters and trellis with outdoor seating create an enclosure while maintaining a connection to the public right-of-way.

Yes

D. Street facing patios with outdoor seating animate the public right-of-way.

## 7.02.02 AMENITIES ON-SITE
## DESIGN GUIDELINES: NEIGHBORHOOD COMPATIBILITY:

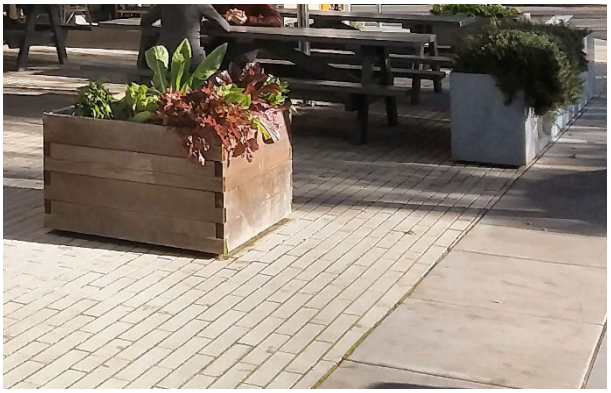
1. Landscaping on commercial and mixed-use properties should complement the landscape treatments on adjacent properties.

2. Along property lines abutting single-family residences, landscaping should provide screening and privacy for the adjacent residences.

3. Along the street facing frontage, smaller scale design elements such as container plantings and window boxes should be considered to enhance the pedestrian experience.

Yes

4. Where facades are set back from the property line, paving within setback areas should be distinctively different from the adjacent public sidewalk. As appropriate, plazas or outdoor seating areas located adjacent to sidewalks may be separated from the sidewalk by landscaping, raised planters, or similar features.



Yes

# 7.03 BUILDING SCALE AND MASSING

## 7.03.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Use the scale and stature of the existing neighborhood context, as described in Section 7.01, as a benchmark for the design of new or remodeled structures. Building masses on larger sites should be broken into smaller segments that reflect those common along nearby streets.

2. Incorporate daylight planes, as described in the Zoning Ordinance *Sec. 17.26.050* between mixed-use properties and residential properties, to reduce the overall building bulk and establish compatible transitions between uses.

3. Use the architectural rhythm of existing contiguous properties to establish building massing elements. For facades that are adjacent to or facing single-family residences on Grand Avenue, the buildings should be sympathetic to the form, scale, and height of those houses. Residential building forms should be considered in such locations, to improve compatibility with the adjacent homes and maintain visual continuity along the corridor.

## 7.03.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY DESIGN GUIDELINES:

1. Provide a minimum of 50 percent of street frontage of the lot for the building frontage, to maintain a consistent street wall.

2. On buildings with street frontages that exceed 50 feet, entry vestibules or other building recesses should be included to create visual interest and provide additional window display space. Building recesses should have with a minimum width of 5 feet and a maximum depth of 5 feet.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 1 AND 2:

A. The gated, walled in entry to a mid-block paseo and tree-shaded courtyard on the left maintains the consistent street wall.

B. Building setbacks at upper floors with usable outdoor space reduce the overall building massing.

Yes

## DESIGN GUIDELINES:

3. Differentiate the ground floor commercial use from upper floor residential use with front setbacks, cornices, awnings, or other architectural elements.

4. Where awnings and canopies are used, they should be placed at elevations that relate to the height of pedestrians and provide a sense of shelter. Awnings should be appropriate to the building style and not dominate the building frontage.

5. Use a residential scale of building elements at floors with residential uses.

6. Introduce changes in wall plane and architectural projections, such as bay windows, porches, overhangs, sunscreens, etc. to reduce the overall building bulk.

7. Use the proportion between windows and adjacent wall surfaces to reduce the overall bulk of building elements.

8. Provide a unified design treatment on all sides of the structure that are visible from the street, adjacent residences, or public buildings. This should include continuity of design, color, materials and architectural detail.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 3-8:

A. Mixed-use projects consist of residential units located above ground floor retail shops or restaurants. Entries to upper floors should be located on street-facing façades where feasible or on landscaped passageways with direct access to the street. All primary entries should be distinctive and well defined with elements such as attractive doorways and sidelights, awnings, carriage lights, planters, appropriate signage, and other elements that add visual richness and human scale.


Yes

B. Upper levels should be designed with a distinctive character and design elements that will relate the upper levels to the street and provide visual interest. These elements might include bay windows, projecting balconies with landscaping and French doors, or awnings over the windows. Window proportions on the upper levels should generally be smaller than ground floor windows, vertical in orientation, and related to the ground floor windows.

Yes

No

Yes

C. The photo shown above illustrates an unsuccessful application of the guidelines. Entry to the commercial use cannot be distinguished from the building and garage entries. The bay window and building elements increase the overall building bulk. Finally, the windows lack recess and are small in proportion to the adjacent wall plane, increasing the overall building bulk.

D. The photo above illustrates the successful application of these guidelines. The ground floor commercial use, with awnings and large glazing, differentiates itself with the residential uses at the upper floors. Changes in wall plane and roof profile at the upper floors reduce the overall building bulk. The windows, with an appropriate recess and divided lite grilles, are an important architectural element, helping to define rhythm and scale.

E. The photo shown at right is a successful application of these guidelines. The building has a distinct base, middle and top. The scale of the French doors at the upper floors is smaller than those at the ground floor commercial. The façade is animated by roof overhangs, trellises and balconies.

Yes

# 7.04 BUILDING STYLES

## 7.04.01 LOTS WITH NARROW STREET FRONTAGES DESIGN GUIDELINES: SITE COMPATIBILITY:

Yes

Yes

1. When practical, encourage the retention of existing residential use, while providing neighborhood serving commercial space to the front at the ground floor on lots with narrow street frontages. Use the area above the commercial extension for additional enclosed residential use, green roof landscaping, private outdoor space, or a roof profile compatible with the existing residential use.

## 7.04.02 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Maintain visual privacy between units within the development.

2. Maintain visual privacy between the development and adjoining single-family homes.

### DESIGN COMMENT:

A. This can be achieved in a number of ways, including avoiding windows that would provide views into the interior of adjacent homes and minimizing the number and size of windows on the façades facing residential yards. Exterior lighting should be shielded as necessary to minimize impacts on adjacent yards or the interior of adjacent homes. Landscaping may be used to screen, break up, or soften views of the commercial structure from adjoining properties.

## 7.04.03 AESTHETIC DESIGN: ON-SITE COMPATIBILITY: DESIGN GUIDELINES:

1. Provide architectural elements and details that enhance the building façade, while maintaining a scale that is consistent with residential architecture in adjacent neighborhoods. Elements such as exterior columns and beams, layered facades with recessed windows, overhangs and cornices, and other integrated design elements are encouraged to provide visual interest. Building designs should avoid the impression that the structure is a "box" with applied design elements.

Yes

2. Dedicate a minimum of 50 percent of ground floor commercial, street facing walls on the first eight feet above grade, to transparent glazing.

## DESIGN COMMENTS:

A. Dark or highly reflective window glazing should be avoided.

B. Store windows should be recessed from wall faces as well as windows at upper floors, in order to add visual depth to facades.

C. Window proportions on the ground floor should reflect traditional horizontal or square windows rather than windows with strong vertical proportions.

D. Decorative treatment of bulkheads (the area below the window) with materials that are consistent with the building's materials is encouraged.

## DESIGN GUIDELINES:

3. Allow for the flexibility of different sizes of ground floor commercial spaces.

## DESIGN COMMENT:

A. Different sized commercial spaces are separated by the residential entry. This building also is a good example of the implementation of Guidelines 4-10 below.

Yes

## DESIGN GUIDELINES:

4. Building facades should have a distinctive base, middle and top.

5. Provide high quality, durable building materials that convey a sense of permanence. Concrete blocks and metal siding or panels are not acceptable materials.

6. When there is a horizontal change in exterior building material, the material change should occur at the inside corner of a building form, rather than the outside corner.

7. Differentiate the residential entry from the commercial entry. Accentuate each entry from its adjacent wall planes. All pedestrian entries should be street facing.


Yes

*The photo above illustrates the objectives of Guidelines 4-7*

8. Pedestrian entries to commercial spaces in the Grand Avenue commercial district should face Grand Avenue and not side streets.

9. Buildings with multiple ground floor tenants should be designed to emphasize an overall sense of project and place, rather than the prominence of the individual tenants.

10. Use colors that are appropriate to the use and the surrounding area.

## DESIGN COMMENT:

A. Muted tones are generally preferred with stronger accent colors limited to trim. In most cases, a range of complementary colors is preferred over painting all wall surfaces with the same paint color and shade.

## DESIGN GUIDELINES:

11. Maintain predominantly active ground floor uses. Limit the exposure of utility rooms and support spaces at building fronts.

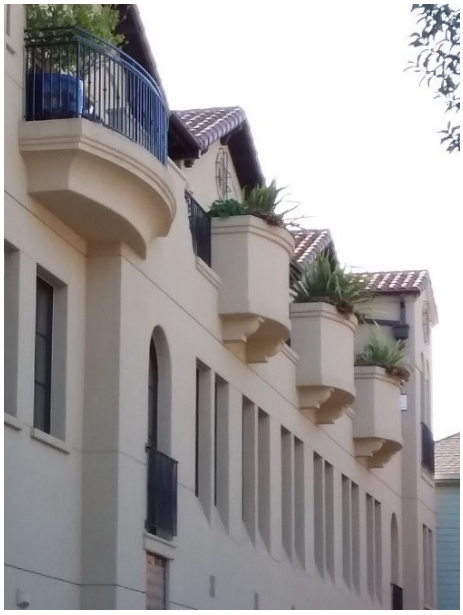
12. Blank walls that are visible from adjacent streets should be avoided. Where they are unavoidable, pilasters, trellises or lattices should be used along with landscaping to make the facades more attractive.

13. Building corners should respect street corner intersections at all floors.

Yes

*The photo above illustrates the objectives of Guidelines 11-13.*

14. The use of Universal Design Principles, allowing greater accessibility to commercial and mixed-use residential buildings, is encouraged.



Yes

Yes

15. Integrate balconies and porches to the building form, so they do not appear tacked on.

16. Residential security gates, when installed, should be compatible with the building style, be as visually open as possible and be pedestrian friendly.

17. Provide private and/or shared outdoor spaces for the residential units. Each residential unit should either have a minimum of 100 sq. ft. of private outdoor space or have access to shared outdoor space within the property. The size of the shared outdoor space should be a minimum of 200 sq. ft. per unit. Private or shared outdoor space may be located on decks, balconies, patios, or at natural grade. Open spaces located on raised podiums with walls taller than 4 feet that are adjacent to properties zoned exclusively for residential use are discouraged.

*A shared outdoor space on grade.*

Yes

18. Building and rooftop utility elements should be located where they will be least visible from public rights-of-way. If full screening is not possible, these elements should be concealed with landscaping or walls that are integrated into the project.

## DESIGN COMMENT:

A. Roof equipment should be screened to minimize its visual impact on views from public rights-of-way. Such equipment should be in recessed roof wells or hidden behind parapet walls so it cannot be seen from the street. Where walls are used to screen equipment, they should be designed to appear as an architecturally integrated part of the building rather than an added-on element.

## DESIGN GUIDELINE:

19. Trash and service areas should be sized to accommodate receptacles for garbage, recyclable materials and compostable waste. The areas should also be screened, with the screening incorporated into the building design. Walls that appear to be "tacked on" to screen these areas are discouraged. Rather, such walls should match the materials used on the building, with detail comparable to the main structure.

# 7.05 GARAGES AND DRIVEWAYS

## 7.05.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

## DESIGN GUIDELINES:

1. Parking should be subordinate to the building and should not interrupt structural continuity. Parking should be placed underground where possible. If underground parking is not possible, parking should be placed behind buildings rather than along the street.

2. Excavate basement areas for support spaces, such as utilities and garages, to reduce the overall building bulk.

3. Use a single driveway and garage entry for shared structured parking. Garage door widths should be kept to a minimum, as shown at right.

4. Other than the entrance and exit, prevent ground floor parking within the front 25 percent of the depth of the street facing ground floor of a building to maintain active commercial use.


Yes

*The photo above illustrates the objectives of Guidelines 2-5.*

5. On corner parcels with off-street parking, the parking entrances should face side streets rather than main avenues.

6. Bicycle parking should be provided in a manner consistent with the Piedmont Zoning Ordinance.

# 7.06 EXTERIOR BUILDING SIGNAGE

## DESIGN OBJECTIVES:

1. Require sign compatibility with buildings and streetscapes that are minimally intrusive to surrounding uses.
   *Ref: General Plan Design and Preservation Policy 27.9*
2. Sign Regulations
   *Ref: Zoning Ordinance Division 17.36*

The following guidelines apply to discretionary sign permit applications.

## 7.06.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY DESIGN GUIDELINES:


Yes


Yes

1. Provide a consistent building signage program that is compatible with the building design. Discourage the obscuring of building elements with building signage.

2. Limit the location and number of signs for each commercial space.

3. Limit the exterior lighting of building signage to avoid light trespassing to adjacent properties and to residential units above the ground floor. Lighted signs should be lit only during business hours.

4. Discourage the use of back-lit signage.


Yes

# 7.07 OBJECTIVE DESIGN STANDARDS – MIXED-USE

## DESIGN STANDARDS:

Objective design standards, rather than discretionary standards, are mandated by State law. Their purpose is to streamline the review of multifamily and mixed-use housing, which is often a more affordable housing type than single-family houses, duplexes, and triplexes. If a development application is consistent with the objective design standards and meets other eligibility criteria, the City may be required by State law and City Code division 17.67 to approve the development application without a public hearing, neighbor comments, or CEQA review. The objective design standards for mixed-use commercial and residential development are provided below and on the following pages.

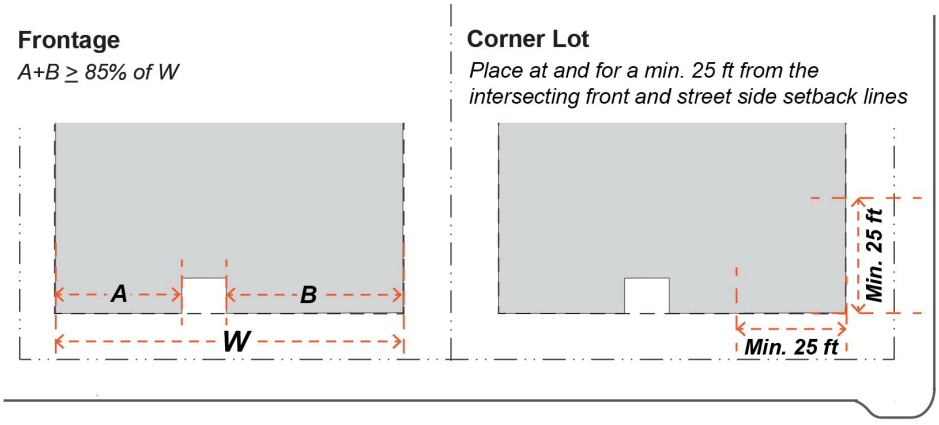
## Commercial and Mixed-Use Design Standards

A. **Building Envelope Design.**

1. **Building Placement.**

a. *Frontage.* A minimum 85 percent of ground-floor building frontage must be built at or within 18 inches of the front setback to create a continuous street wall.

b. *Corner Lot.* At street corners, buildings must be placed at street yard setback line, and for a minimum 25 feet distance from, the intersecting street yard setback lines.




2. **Building Massing Abutting Zone A.** Building façade planes facing and abutting single-family uses on lots in Zone A may not exceed 40 feet in width without a break in massing minimum 6 feet in depth.

3. **Privacy.**

a. *Outdoor Habitable Space:* Balconies, decks and other habitable outdoor spaces facing and abutting single-family uses on lots in Zone A are not allowed on upper-story facades or roofs.

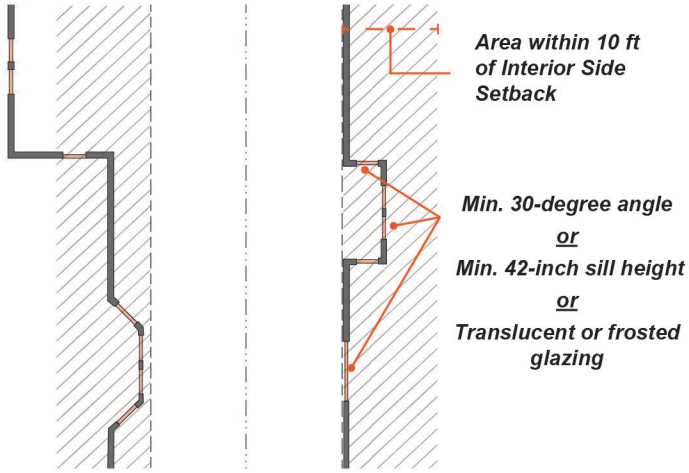
b. *Balcony and Deck Placement.* Development shall place and orient balconies and decks accessed from the living room of each unit toward the street yards of a building.

c. *Window Placement.* Windows to primary living spaces within 10 feet of and facing an interior side setback must be:

i. Be angled away from the adjacent side setback line a minimum of 30 degree, measured from a line perpendicular to the side setback line;

ii. Have a minimum sill height of 42 inches from the finished floor; or

iii. Use permanently translucent or "frosted" glazing.




B. **Building Design.**

1. **Street-Facing Building Articulation and Façade Bays.**

a. *Vertical Articulation.*

i. Building facades up to 65 feet in length along a public right-of-way must incorporate at least one of the following:

(a) Window bays a minimum 3 feet in depth from building façade

(b) Recesses a minimum 3 feet in depth from building façade

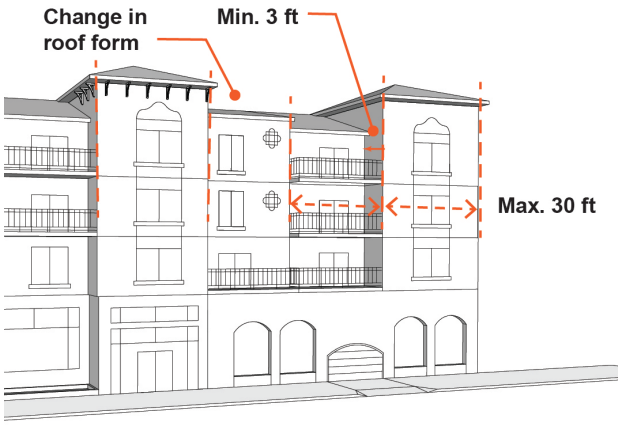
(c) Porches or decks over a minimum 25 percent of the façade length.

ii. When a building façade exceeds 65 feet in length along a public right-of way, it must be separated into façade bays no greater than 30 feet in width defined by a recess a minimum of 3 feet in depth and at least one of the following features:

(a) Change in roof parapet height or shape a minimum of 6 feet

(b) Change in roof form and type (e.g., gable roof to flat roof)

(c) Change in building height, minimum 8-foot difference




*Building façade > 65 ft*

b. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than those of the façade bay located at the setback line.

c. *Corner Design.* Development must accentuate building massing at roadway intersections with one of the following elements:

i. A tower element at least 80 square feet in area;

ii. A decorative parapet; or

iii. A rounded corner and plaza.

2. **Roof Form and Design.**

a. *Allowed Roof Forms.* Roof forms shall be limited to:

i. Hipped

ii. Gable

iii. Dormers, which may not exceed 8 feet in length

iv. Parapet. Parapets segments may not exceed 20 feet in length without interruption in height or form.

v. Roof decks that are enclosed on the sides and rear, either partially or completely, provided the deck and occupants are not visible from the public right-of-way or adjacent single-family uses within 300 feet.

vi. Dentilled cornice minimum 3 feet high and continuous at roof line on all building facades.

b. *Pitch.* The pitch of the roof must be 3:12 to 5:12 ratio. Flat roofs are also permitted.

c. *Eaves.* Eaves shall exceed 18 inches in depth and exterior brackets or beams are required wherever building height exceeds 30 feet.

d. *Form and Design.* Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from these roof standards if needed to achieve a net zero energy consumption result on site.

e. *Roof decks. Roof decks are limited to a maximum of 30 percent of the building footprint.*

3. **Building Entries.**

a. *Ground Floor Entrances.*

i. Entrances to non-residential ground floor uses must be located on the front of the building and must face a public right-of-way. Entrances are limited to a minimum 2 per facade facing and abutting the public right-of-way or 1 for every 20 housing units per facade facing the public right-of-way, whichever is greater, in Zone D.

ii. Any shared or individual entrance to residential unit must be a minimum 8 horizontal feet from any entrances to non-residential uses.

iii. Shared entrances to residential units must have a roofed projection or recess with a minimum depth of 4 feet and a minimum horizontal area of 40 square feet.

b. *Upper Floor Entrances.* Exterior stairs to upper floor units above the second floor are not permitted.

c. *Frontage Types.* Building frontages must take one of the following forms:

i. Shopfront frontage with dimensions as indicated below:

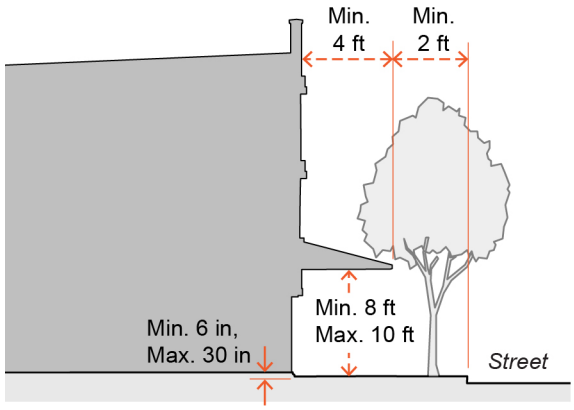
(a) Shopfront covered projection depth: Minimum 4 feet

(b) Shopfront covered projection distance from curb: Minimum 2 feet

(c) Shopfront covered projection height: Minimum 8 feet, maximum 10 feet

(d) Shopfront finish floor level above sidewalk: Minimum 6 inches, maximum 30 inches

(e) Shopfront bay width: Minimum 6 feet, maximum 20 feet

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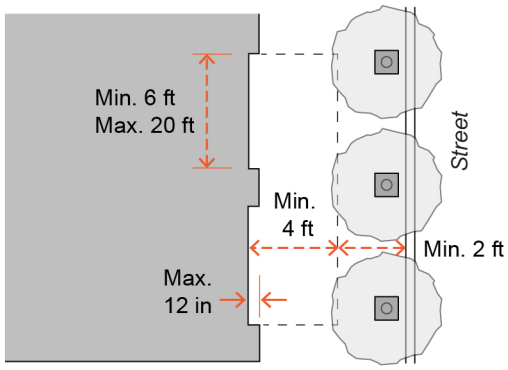


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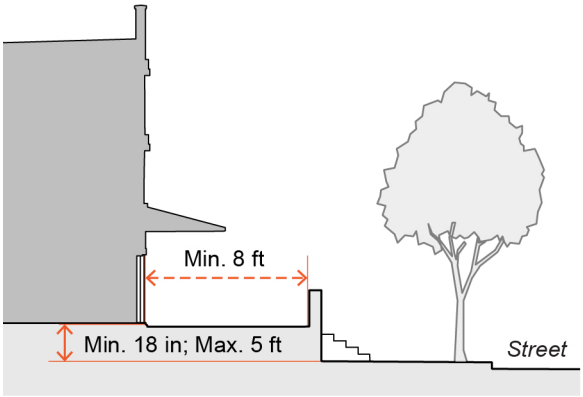
ii. Terrace frontage with dimensions as indicated below:

(a) Terrace depth: Minimum 8 feet

(b) Terrace width: Maximum 120 feet

(c) Distance of terrace between stairs: Maximum 50 feet

(d) Terrace level above sidewalk: Minimum 18 inches, maximum 5 feet

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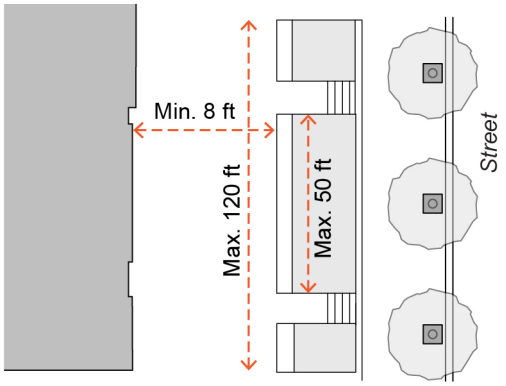



*Plan*

d. *Shopfront Design.* On buildings on lots with street frontages that exceed 50 feet, shopfront and terrace frontages must incorporate:

i. A building recess of a maximum depth of 4 feet and minimum width of 6 feet to provide additional window display space; and

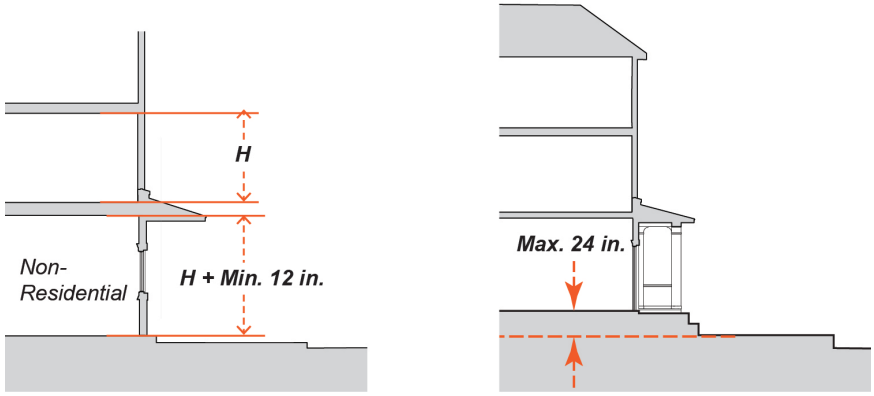
ii. Variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into bays a maximum of 20 continuous feet wide.

e. *ADA Accessibility.* All frontages must comply with ADA accessibility requirements.

4. **Ground Floor Design.**

a. *Ceiling Height.* The ground floor ceiling height must be a minimum 12 feet in the Grand Avenue subarea and 15 feet in the Highland Avenue subarea and a minimum 12 inches taller than upper floor levels' floor-to-ceiling height.

b. *Finish Floor Elevation.* The ground floor finish floor elevation may be a maximum 24 inches above sidewalk elevation.




5. **Window and Door Design.**

a. *Residential Window Shape.* Primary windows may be square, vertically-oriented and rectangular, or vertically-oriented and arched. Secondary windows must be smaller in size than primary windows and may be square, vertically-oriented and rectangular, or vertically-oriented and arched.

b. *Window Recess and Trim.* All windows must:

i. For windows on building walls of wood exterior materials, include trim at least 2 inches in width (foam or vinyl trim not permitted); or

ii. For windows on building walls of stucco or EIFS exterior materials, be recessed a minimum of 2 inches from the outer wall surface.

c. *Windows Material.* Foam and vinyl are not permitted window materials.

d. *Divided Lites.* Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/2 inch on each side of the window. Residential primary windows must be a divided lite section.

e. *Ground Floor Commercial Windows.* Ground floor windows must be horizontal or square in proportion rather than vertically oriented.

f. *"360-Degree" Design.* All upper-story primary windows on each floor of each façade must have the same design, including proportions, trim, material, and color.

g. *Glazing.* All glazing types are permitted except reflective or opaque tinting of glazing, which are prohibited.

h. *Residential Signifiers.* Residential facades shall incorporate at least one of the following elements that signal habitation: window bays, usable balconies, or horizontal cornices or string courses at every floor.

6. **Residential Unit Design.**

a. *Affordable Unit Design.* Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable.

b. *Private Open Space.* Minimum 100 square feet per unit. May be at-grade or elevated.

c. *Common Open Space.*

i. Minimum 400 square feet per lot or 20 square feet per unit, whichever is greater.

ii. No dimension (length, width, or diameter) may be less than 15 feet.

iii. May be at-grade, elevated or rooftop.

iv. Where required common open space abuts private open space, access drive, or public right-of-way a minimum 2-foot buffer is required. The buffer must be planted or otherwise designed to be screened from view from the private open space.

7. **Parking and Driveway Design.**

a. *Parking Design.* Parking may be located in:

i. A shared garage (podium or underground)

ii. An above-ground parking structure enclosed with street-facing residential or retail uses. This configuration is known as a "wrap" or "lined" building.

b. *Driveway Width.* Driveways to shared garages may not exceed 30 feet in width.

c. *Parking Visibility.* Visible structured parking must be screened from view from the right-of-way by:

i. Regular punched openings designed to resemble windows of habitable spaces; or

ii. Trellis/living wall surfaces.

d. *Parking Separation.* Parking for residential units shall be separated from parking for non-residential uses through a controlled fence, gate, or other barrier.

e. *Garage Doors.*

i. All garage doors must be motorized.

ii. Controlled entrances to shared parking facilities (gates, doors, etc.) may not exceed 20 feet in width.

f. *Short-term Bicycle Parking.*

i. Short-term bicycle parking must be provided at a rate of 10 percent of required vehicular spaces or housing units, whichever is greater.

ii. Short-term bicycle spaces must be a stationary, securely anchored bicycle rack to which a bicycle frame and one wheel (two points of contact) can be secured if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.

g. *Long-term Bicycle Parking.*

i. Required long-term bicycle parking shall be provided as follows:

(a) Residential Uses: A minimum of one bicycle parking space for every 4 residential units.

(b) Other Uses: 15 percent of required vehicular spaces.

ii. Long-term bicycle parking must be located on the same lot as the use it serves in a parking facility; an enclosed bicycle locker; a fenced, covered, and locked bicycle storage area; or another secure area approved by the Planning Director.

h. *Bicycle and Auto Parking Clearance.* 5 feet of horizontal clearance shall be provided between vehicle and bicycle parking spaces. 2 feet of horizontal clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material or on a flat roof. If solar panels are mounted on a flat roof and are tilted or angled to maximize solar energy production, building parapets or other architectural elements shall provide screening from view from the right-of-way and from adjacent single-family uses within 300 feet. Screening shall be architecturally continuous with the building in color, material, and trim cap detail.

b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and solar panels on pitched roofs, must be screened from being viewed from the public right-of-way and from adjacent single-family uses within 300 feet.

c. *Location of Ground-mounted Equipment.* Mechanical and electrical equipment is not allowed in setbacks.

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded either in walls or a chase designed for such use.

e. *Screening Height.* All screen devices shall be as high as the highest point of the equipment being screened.

f. *Drain-Waste-Vent-System.* Supply, exhaust and venting plumbing, conduits, and flues shall be concealed within the walls of a building.

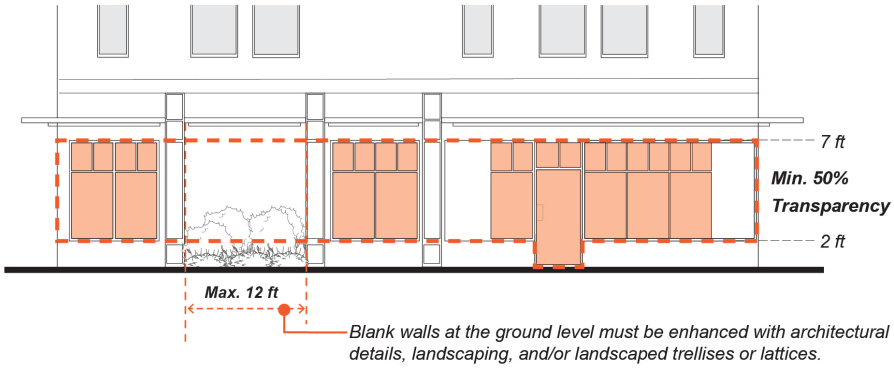
9. **Additions and Remodels.** In order to ensure that proposed additions and remodels match the existing building, any remodels and additions must incorporate only architectural design elements, proportions, materials, and details that are already on the existing building.

C. **Façade Design.**

1. **Transparency and Blank Walls.**

a. *Required Ground-Floor Transparency.*

i. A minimum 50 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface with unobstructed views to the interior commercial spaces.




ii. Ground floor leasable commercial space shall have a minimum interior floor-to-ceiling height of 14 feet.

iii. Ground floor leasable commercial space shall have a minimum depth of 50 feet for at least 50 percent of the length of the building or a minimum of 30 feet of width, whichever is larger.

iv. Opaque, reflective, or dark tinted glass is not allowed.

b. *Limits on Blank Walls.* The maximum length of blank walls is 12 feet on any floor.

c. *Enhancement on Blank Walls.* Blank walls at the ground level must include one or more of the following or 15% of all building facades:

i. A pattern of insets, tiles, or stucco motifs;

ii. A base or water table at least 2.5 feet in height and a cornice at the top of the ground level;

iii. Landscaping that, at maturity, obscures a minimum 50 percent of the wall area and that is guaranteed for a minimum of 10 years; or

iv. Landscaped trellises or lattices over a minimum 50 percent of the wall area and that is guaranteed for a minimum of 10 years.

2. **Building Materials, Colors, and Finish.**

a. *Primary Building Materials.* A primary building material shall mean a material that covers 60 percent or more of a façade surface area excluding transparent surfaces. The following primary cladding materials are allowed:

i. Stucco (minimum 2-coat)

ii. Stone (must extend vertically to the foundation)

iii. Stone-colored brick, tan in color (must extend vertically to the foundation)

b. *Secondary Building Materials.* A secondary building material shall mean a material that covers less than 40 percent of a façade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

i. Metal (wrought iron, copper, or bronze) with a non-reflective finish

ii. Wood

iii. Split-face Concrete Masonry Unit (CMU)

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

c. *Building Colors.* A maximum of 4 colors shall be applied to be the building façade:

i. Primary color comprising 60 percent or more of the façade

ii. Secondary color comprising no more than 30 percent of the façade

iii. Tertiary color comprising no more than 10 percent of the façade

iv. Accent color for use on trim and architectural details.

v. Materials with naturally occurring colors such as wood or stone, materials with prefinished color such as stucco, and colorized metal shall constitute a color for this requirement.

d. *Porches, Balconies, Decks, and Exterior Stairs.* Porches, balconies, decks, and exterior stairs must be stucco or wood. Railings must be stucco, wood, or metal.

e. *Change in Exterior Building Material.* When there is a change in exterior building material, the material change must occur at the inside corner of a building form, or a minimum of 8 feet beyond an outside corner.

f. *Timber Protection.* Exterior timber shall be protected from decay by stain and sealant.

g. *Ferrous Material Protection.* Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

h. *Roof Form and Materials.* Roof form shall be gable, hipped, or a flat roof. Flat roof must have a continuous parapet or cornice a minimum of 3 feet high. Roof materials must be:

Composition shingle (Timberline Lifetime Architectural), brown or brown-red in color;

Spanish barrel tile, regularly or irregularly laid, and brown or brown-red in color;

Standing seam metal in a non-reflective dark brown or dark bronze color;

Concrete roof tiles;

Cool roof membrane roofing, in a non-reflective medium gray.

3. **Architectural Details.**

a. *Structural Elements.* Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be placed to frame building apertures and bays.

b. *Parapet Design.* Parapets longer than 12 feet in length shall exhibit a combination of steps, angles, and/or curves. Patterns of steps and curves must be symmetrical within each segment or establish symmetry across the building façade. If parapets terminate with coping, the coping must be stone, concrete, tile, or molded stucco.

c. *Gutters.* Features to direct rainwater away from exterior walls shall include one or more of the following:

i. Projecting eaves (minimum 12-inch projection)

ii. Scuppers (minimum 12-inch projection if no downspouts are used)

iii. Gutters with downspouts.

d. *Street Address Number.* Street address numbers must be metalwork or tiled.

e. *Ornamental Features.* Buildings must exhibit at least two of the following ornamental features over a minimum 15% of building facades:

i. Patterned accent tiles applied consistently across all street-facing building facades

ii. A pattern of carved insets with grilles on all street-facing building facades

iii. A pattern of stucco motifs or tile decorative vents on all street-facing building facades

iv. Terra-cotta tile chimney top (enclosing equipment or not)

f. *Exceptions.* All building façades must comply with applicable standards with the following exceptions:

i. Materials used for the building base or podium need not be repeated.

ii. Where a building is designed to appear as separate buildings, each portion that appears as a separate building shall be subject to the Building Design and Façade Design standards separately.

4. **Additions and Remodels.** Notwithstanding the design standards of this Chapter, new or replacement windows or doors in an existing wall must have the same design, detail, and placement of existing windows or doors on the building.

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls.* Fences and walls shall have the same materials and color as that of the primary or secondary building materials.

b. *Retaining Wall Height.* The design of new retaining walls that are visible from the abutting public right-of-way, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than 4 feet, unless an engineering assessment finds that physical limitations do not make such terracing feasible. If the change in grade is greater than 4 feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize the retaining wall's visual prominence and avoid a monolithic appearance. A minimum 6 foot masonry wall must be provided on shared property lines with single-family uses on lots in Zone A.

c. *Retaining Wall Design.*

i. In order to provide visual interest, retaining walls shall incorporate one or more of the following: use of form, texture, detailing, and/or planting. When a retaining wall contains an entry stairway to the building, the design of the wall shall include features that emphasize the entryway, such as plantings or design features that match those of the primary building.

ii. Retaining wall material shall be concrete or CMU covered with plaster stucco a minimum of 2 inches thick.

d. *Screening of Retaining Walls.* Where a single large retaining wall is used, its design shall incorporate a minimum one foot deep planting strip and irrigation system at its toe strip for the length of the wall to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall. Landscape screening shall be guaranteed for a minimum of 10 years.

e. *Gates.* Residential security gates, when installed, shall be the same color as the building materials and be no more than 50 percent opaque.

2. **Landscaping.**

*a. Landscape Design.*

i. Landscape species must be native, low-water usage, and low maintenance, meeting Water Efficient Landscape Ordinance requirement.

ii. Existing mature trees shall be preserved and incorporated as part of the overall landscape design.

b. *Required Landscaping.* Landscape plantings must cover all unbuilt areas of a lot.

i. Required landscaping coverage is 30 to 20 percent of the area of a lot in Zone C and 10 percent of a lot in Zone D.

ii. Ground cover must be planted a maximum of 1 foot on center.

iii. The following may not count toward the required landscape area:

(a) Artificial turf

(b) Any area with a minimum dimension less than 30 inches

c. *Prohibited Species and Materials.* Plant species that are listed by California Invasive Plan Council (Cal-IPC) as invasive prohibited as is flammable mulch.

d. *Frontage Landscaping.*

*i.* *Civic Center Subarea:* Planter beds, window boxes, and/or container plantings are required at all façade insets, niches, and entries.

*ii.* *Grand Avenue Subarea:* The required street yard setback area must be landscaped except for seating areas, on-site plazas, and areas of ingress and egress. Landscaping may include container plantings, planter beds, groundcover, climbing vines, shrubs, low hedges, and trees.

e. *Interior Side and Rear Setback Landscaping.*

i. Landscaping within side and rear setback areas shall delineate property lines.

ii. All interior side and rear yard setbacks abutting Zone A shall be planted with a mix of trees and shrubs. At least one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the required setback. In addition, at least three shrubs shall be planted every 20 linear feet.

f. *Grading.* To minimize impacts on existing terrain, the maximum amount of cut shall not exceed 5 feet below the natural grade and the amount of fill shall not exceed 3 feet above the natural grade.

g. *On-site Drainage.* Drainage shall be provided on-site using natural drainage channels, bioretention areas, or other landscape areas that filter surface water run-off before it enters the storm drain system.

h. *Backflow Preventer and Public Utilities.* See design standards for multi-family development.

3. **Site Circulation.**

a. *Hardscape Materials.* On-site hardscape material shall be permeable or pervious and gray or light gray in color with a higher solar reflective index.

b. *Paving within Setback Area.* Plazas or outdoor seating areas located within street-facing setbacks must be separated from the sidewalk by landscaping or raised planters. Paving within required setback areas shall be different from the adjacent public sidewalk and consist of individual paving blocks.

c. *Curb Cut Frequency.* A maximum of one curb cut for driveway access may be permitted per street frontage per lot.

4. **Refuse and Recycling Areas.**

a. *Location.* Common refuse and recycling containers shall not be located:

i. Within any required street-facing setback;

ii. Any required parking and landscaped areas; or

iii. Any other area required to remain unencumbered, according to fire and other applicable building and public safety codes.

b. *Visibility.* Common refuse and recycling containers shall not be visible from the public right-of-way or from adjacent residential uses and shall be screened by landscaping. Fences or walls may be used if located outside a required setback.

c. *Enclosure and Container Materials*.

i. Enclosure materials shall be the same as those of the primary building.

ii. Containers used for the collection and storage of refuse and recyclable materials shall meet the standards of the waste collection company and be:

(a) Constructed of a durable waterproof and rustproof material;

(b) Enclosed and covered when the site is not attended;

(c) Secured from unauthorized entry or removal of material; and

(d) Shall be sized to accommodate the volume of materials collected between collection schedules.

(e) Required refuse collection must be grouped together and equally accessible to residents.

d. *Clear Zone.* The area in front of and surrounding all enclosure types shall be kept clear of obstructions and accessible.

e. *Drainage.* The floor of the enclosure shall have a drain that connects to the sanitary sewer system.

5. **Lighting.**

*Entrance Lighting.* Light fixture(s) at all building entries required.

*Façade Lighting.* Lighting on facades shall be incorporated into façade design for all facades. Fixtures shall:

Be shielded and directed downward onto the building facade and onto entry paving.

Exhibit the same architectural style, design, and character as the primary building.

*Low-level Lighting.* Low-level lighting shall be provided to ensure entry paths, entry stairs and driveways, garage and building entries are illuminated.

6. **Energy Efficiency.**

    a. All appliances must meet the applicable adopted Reach Codes.

    b. All appliances, HVAC and lighting shall be electric and energy-efficient.

7. **Parking Reductions.** One of the following parking reductions may be taken per development proposal:

    a. *Shared Parking Reductions.* Where a parking facility serves more than one non-residential use, the required parking spaces for both the residential and non-residential uses may be reduced up to 40 percent if:

        i. The peak hours of use do not overlap or coincide by more than 2 hours; or

        ii. A parking demand study prepared by an independent traffic engineering professional approved by the City finds that a proposed reduction will meet the development's projected parking demand.

    b. *Transportation Demand Management (TDM) Parking Reductions.* The required parking for non-residential uses that incorporate one or more of the following Transportation Demand Measures may be reduced by 40 percent:

        i. A minimum of three designated car-share, vanpool, or carpool parking spaces;

        ii. On-site showers and lockers; or

        iii. Transit subsidies or reimbursement offered to all residents and employees.

# 7.07.02 Definition of Terms

**Arched Window.** Window that is rounded at the top.

**Blank Wall.** A portion of a façade on any floor of a building that that does not include a transparent window or door between the level of the finished floor and the level of the ceiling.

**Common Open Space.** Courtyards, sport courts, play areas, gardens, or other open spaces for communal use within a development and accessible by all residents of the development.

**Dentilled Cornice.** A dentil, or small block, used as a repeating ornament under a cornice.

**Divided Lites.** A window with individual panes of glass separated by muntins, typically arranged in a grid. Simulated divided lite windows are made from a single, large pane of glass with a surface grid attached to one side.

**Façade Bay.** A section of a building between vertical lines or planes, as defined by columns, pilasters, bay windows, or other horizontal projections or recesses.

**Finished Floor.** The top layer of flooring.

**Forecourt.** A type of frontage with a portion of the façade set back from the primary façade creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

**Private Open Space.** A yard, patio, porch, or balcony directly accessible from the dwelling unit for which the open space provides an opportunity for private outdoor recreation and relaxation of the resident(s) of the associated dwelling unit.

**Rowhouse.** A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a townhouse or townhome.

**Shared Garage.** A structured parking area that is shared by multiple residential units or commercial spaces.

**Shopfront.** A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

**Townhouse.** See Rowhouse.